176.0	0003	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	607,100 / 607,100
					USE VALUE:	607,100 / 607,100
					ASSESSED:	607,100 / 607,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		WILLIAMS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SCOLES DAVID C
Owner 2:	SCOLES JESSICA MAHON
Owner 3:	
Street 1:	29 WILLIAMS ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	REDWAY PHILIP O/TRUSTEE -
Owner 2:	PHILIP O REDWAY REVOCABLE TR -
Street 1:	29 WILLIAMS ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,620 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1960, having primarily Wood Shingle Exterior and 1536 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4620.000	215,500	600	391,000	607,100
Total Card	0.106	215,500	600	391,000	607,100
Total Parcel	0.106	215,500	600	391,000	607,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 395.25 | /Parcel: 395.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 118090
GIS Ref:
GIS Ref:
Insp Date: 11/18/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 176.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	215,500	600	4,620.	391,000	607,100	607,100	Year End Roll	12/18/2019
2019	101	FV	188,400	600	4,620.	385,400	574,400	574,400	Year End Roll	1/3/2019
2018	101	FV	211,300	600	4,620.	296,100	508,000	508,000	Year End Roll	12/20/2017
2017	101	FV	211,300	600	4,620.	279,300	491,200	491,200	Year End Roll	1/3/2017
2016	101	FV	211,300	600	4,620.	257,000	468,900	468,900	Year End	1/4/2016
2015	101	FV	198,400	600	4,620.	240,200	439,200	439,200	Year End Roll	12/11/2014
2014	101	FV	198,400	600	4,620.	221,200	420,200	420,200	Year End Roll	12/16/2013
2013	101	FV	198,400	600	4,620.	221,200	420,200	420,200		12/13/2012

!13732!

PRINT

Date	Time
12/11/20	03:38:51

LAST REV

Date	Time
10/17/18	15:14:01
apro	
13732	

USER DEFINED

Prior Id # 1:	118090
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REDWAY PHILIP O	1503-122		2/1/2017		552,000	No	No		
REDWAY PHILIP O	1468-75		3/13/2015	Convenience	1	No	No		Melvie Redway d.o.d. 4/25/2013 bk 601 pg 152
	601-152		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2014	1440	Solar Pa	11,000					Install 18 solar p
7/8/2010	804	New Wind	8,040					2 WINDOWS
8/24/2009	730	Siding	11,867					

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2016	Measured	DGM	D Mann
10/15/2008	Meas/Inspect	355	PATRIOT
12/22/1999	Meas/Inspect	243	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4620		Sq. Ft.	Site		0	70.	1.21	6									391,020						391,000	

Total AC/HA: 0.10606 | Total SF/SM: 4620 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 391,020 | Spl Credit | Total: 391,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1960	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00000000
Adj $ / SQ:	141.750
Other Features:	75000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	312346
Depreciation:	96827
Depreciated Total:	215519

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

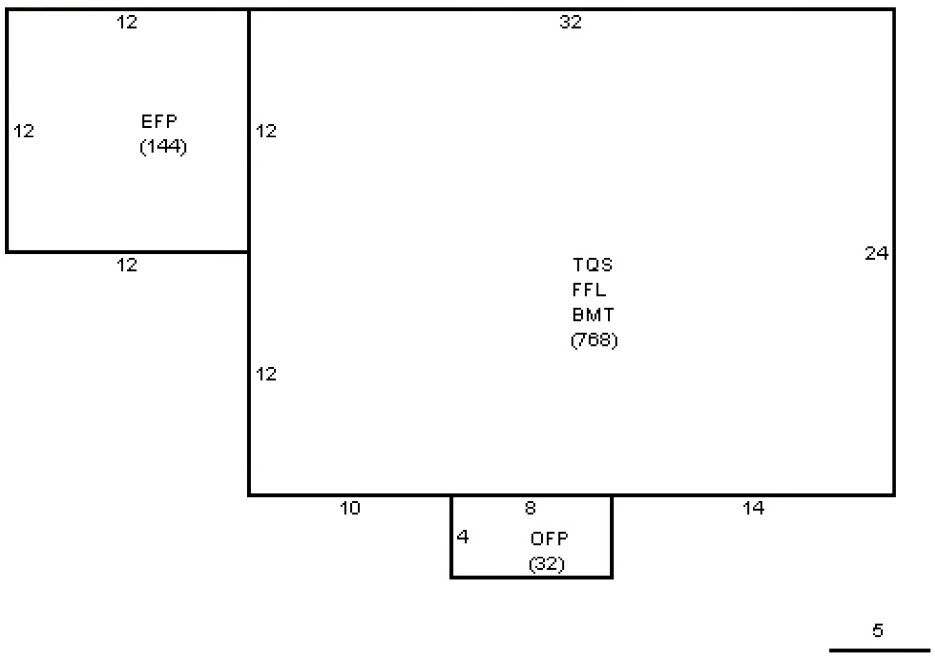
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	141.75
Special Features:	0	Val/Su Net:	94.19
Final Total:	215500	Val/Su SzAd	160.34

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	50.500	38,783
FFL	First Floor	768	141.750	108,864
TQS	3/4 Story	576	141.750	81,648
EFP	Enclos Porch	144	46.130	6,643
OFP	Open Porch	32	44.000	1,408

Net Sketched Area:	2,288	Total:	237,346
Size Ad	1344	Gross Are	2480	FinArea	1536
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25		

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 176.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	10X24	A	AV	1970	3.81	T	39.2	101			600			600
2	Frame Shed	D	Y	1	80	A	AV	2000	0.00	T	15.2	101						

More:	N	Total Yard Items:	600	Total Special Featues:		Total:	600

IMAGE

AssessPro Patriot Properties, Inc